

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		WINTER ST, ARLINGTON

## OWNERSHIP

OWNERSHIP			Unit #:	2
Owner 1:	GRADY SHANE GERALD			
Owner 2:				
Owner 3:				
Street 1:	66 HUTCHINSON RD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: N
Postal:	02474	Type:		

## PREVIOUS OWNER

Owner 1: FINISON ELIZABETH -		
Owner 2: NEGRO JAMES A -		
Street 1: 11 WINTER ST #2		
Twn/City: Arlington		
St/Prov: MA	Cntry:	
Postal: 02474		

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1912, having primarily Wood Shingle Exterior and 1580 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0
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## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	643,100			643,100
Total Card	0.000	643,100			643,100
Total Parcel	0.000	643,100			643,100
Source: Market Adj Cost		Total Value per SQ unit /Card:	407.03		/Parcel: 407.0

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	633,500	0	.		633,500	633,500	Year End Roll	12/18/2019
2019	102	FV	565,600	0	.		565,600	565,600	Year End Roll	1/3/2019
2018	102	FV	500,400	0	.		500,400	500,400	Year End Roll	12/20/2017
2017	102	FV	456,300	0	.		456,300	456,300	Year End Roll	1/3/2017
2016	102	FV	456,300	0	.		456,300	456,300	Year End	1/4/2016
2015	102	FV	421,800	0	.		421,800	421,800	Year End Roll	12/11/2014
2014	102	FV	402,600	0	.		402,600	402,600	Year End Roll	12/16/2013
2013	102	FV	392,200	0	.		392,200	392,200		12/13/2012

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	Measured	DGM	D Mann
4/18/2013	Info Fm Prmt	EMK	Ellen K

Sign: \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA      \_\_/\_\_/\_\_

ed	Alt	%	Spec	J	Foot	Use Value	Notes
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Parcel LUC:	102	Condo	Prime NB Desc:	CONDO		Total:		Spl Credit		Total:	
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Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:	N - NONE		

Full Bath:	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

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## GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt: 1912	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G14	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	54.000000000
Name:	

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1											# Units: 1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM:	7	BR:	3	Baths:	1	HB:	1				

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION		
Phys Cond:	GD - Good	18.0
Functional:		
Economic:		
Special:		
Override:		
	Total:	18.6

## CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.31455696
Const Adj.:	0.98745072
Adj \$ / SQ:	382.928
Other Features:	79000
Grade Factor:	1.10
NBHD Inf:	1.04999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	790050
Depreciation:	146949
Depreciated Total:	643101

## REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

## RES BREAKDOWN

[illegible]

## MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

[illegible]

## COMPARABLE SALES

[illegible]

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,580	382.930	605,020
Net Sketched Area:		1,580	Total:	605,020
Size Ad	1580	Gross Are	1580	FinArea

### SUB AREA DETAIL

[illegible]

**IMAGE**

